

**FOR
LEASE**

**OFFICE/
RETAIL**

350 Nursery Rd,
Spring, TX
77380, USA

Unit 4 - 4101

PRESENTED
BY:



Tamborrel Bulox
TEAM

kw THE WOODLANDS
& MAGNOLIA
KELLERWILLIAMS REALTY

Luis Tamborrel
Broker Associate

Each office is independently owned and operated.



PROJECT OVERVIEW



Grogan's Gate Professional Center is located on the West side of interstate 45 North in Spring which is adjacent to The Woodlands, a master planned Community, designed as a community where people can live, work and play with out having to commute to the big city.

BUSINESS CENTER

With over 100,000 people living in the Woodlands and over 40,000 jobs in the area has experienced an incredible growth and has seen the need of all types of developments to full fill the needs of the inhabitants.

The site for Grogan's Gate Professional Center is one of the few developed in the area. It's location is convenient to residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.

The area has been transformed from single family residential dwellings into single and multi-tenant office buildings, with mature trees in most properties and vast parking spaces to keep the streets parking free. Grogan's Gate Professional Center offers a total of 24,000 SqFt of office divided in 6 single story buildings and 24,000 SqFt 2 story office building.

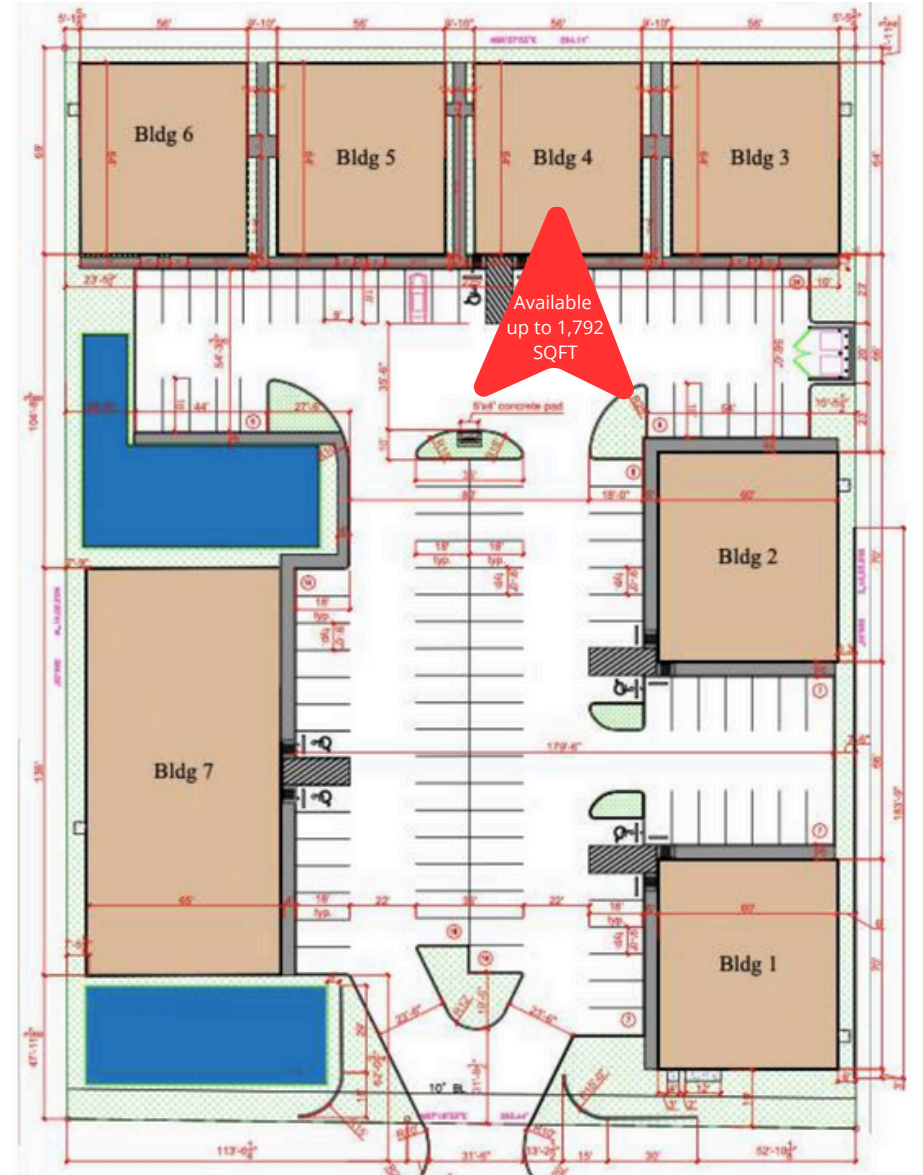
The buildings features metal frames, metal roofs and combination of stucco, brick and metal side walks. Tenants include small to medium companies, entrepreneurs and service providers who value professional space at a reasonable price in The Woodlands area.

PROPERTY HIGHLIGHTS

The property at 350 Nursery Rd in Spring, TX, is part of the Grogan's Gate Professional Center.

Highlights include:

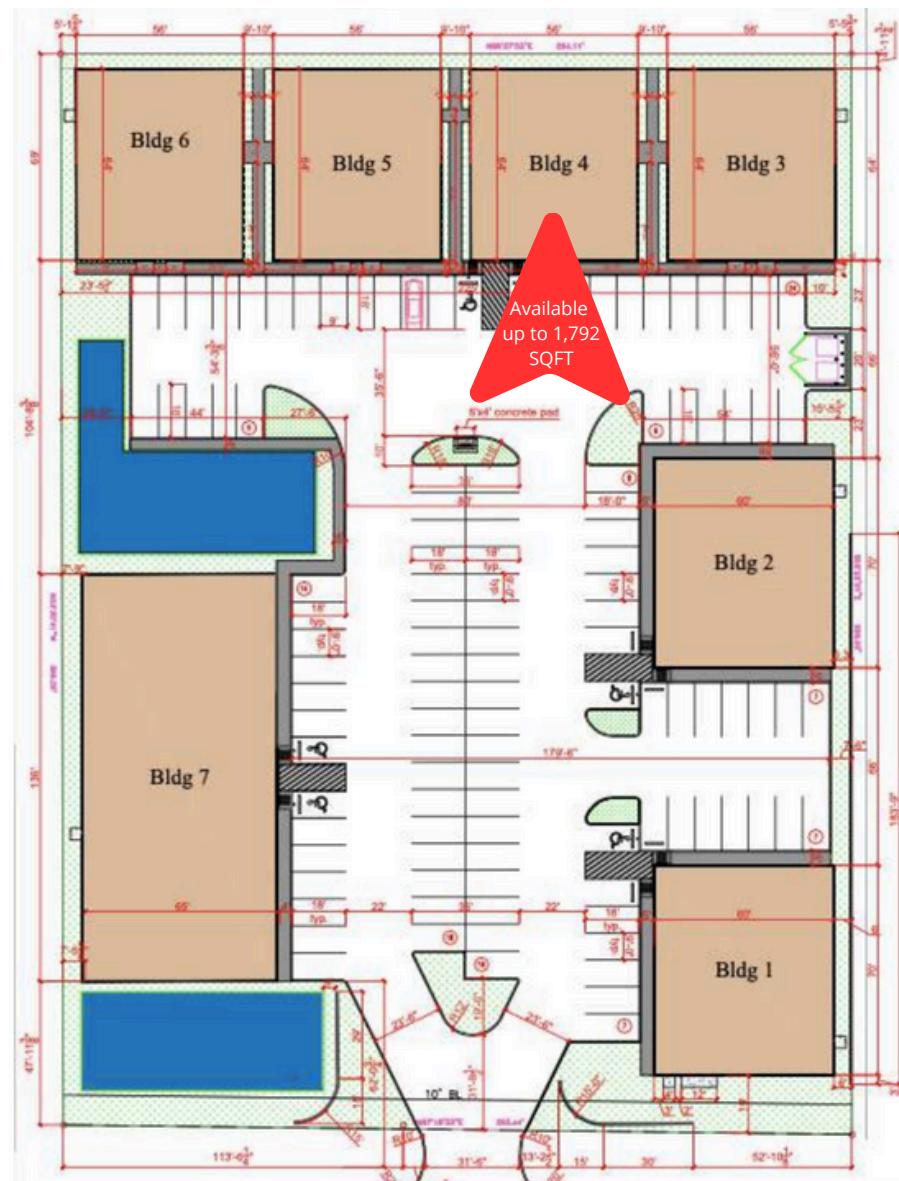
- Modern office condos with flexible leasing options.
- Proximity to The Woodlands Town Center and major highways like Interstate 45.
- Key amenities such as meeting rooms, reception areas, and kitchen spaces.
- Well-suited for small to medium-sized businesses looking for a professional setting in a high-growth area.



PROPERTY HIGHLIGHTS

Interior Highlights Include:

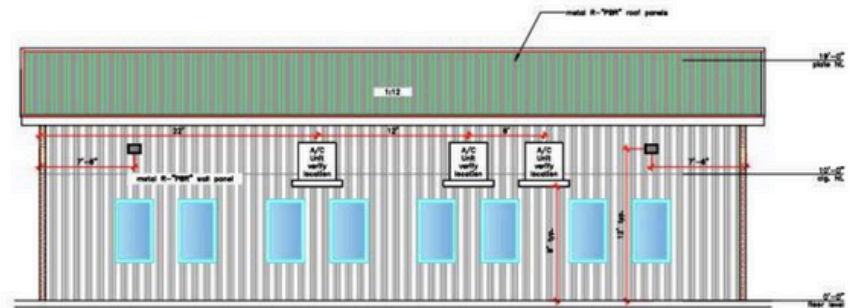
- Reception Area
- 4 Private Offices
- 1 Large Meeting Room
- Large work areas combined with break room.
- Breakroom Includes:
 - Refrigerator
 - Microwave
 - Sink
- 12 Foot Ceilings



Building 4

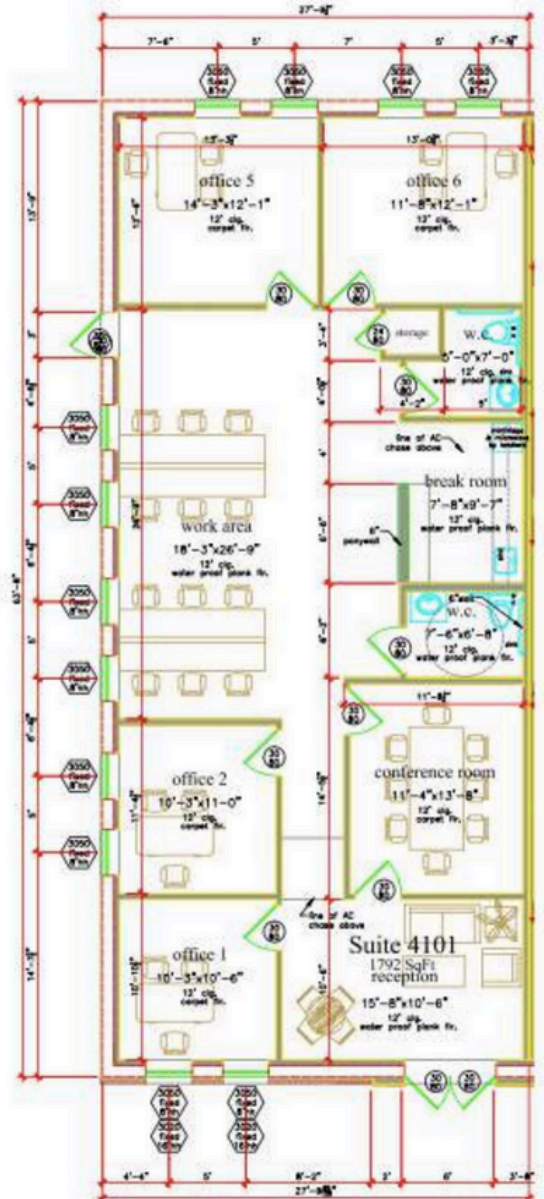


Front Elevation



Rear Elevation

Floor Plan - UNIT 4101



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Interior - BUILDING 4



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Interior - BUILDING 4



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Exterior - BUILDING 4



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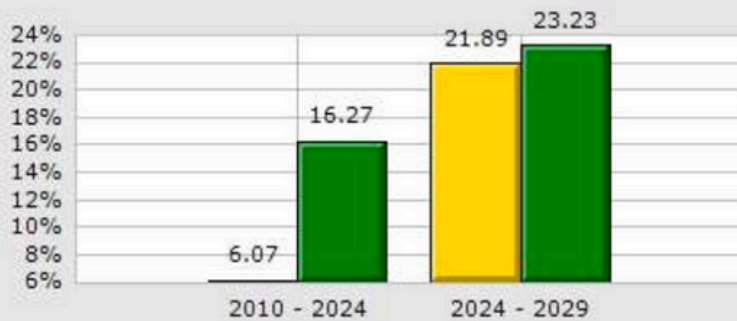
luis@tamborrel.com
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Building 4
350 Nursery Rd, Spring, TX 77380

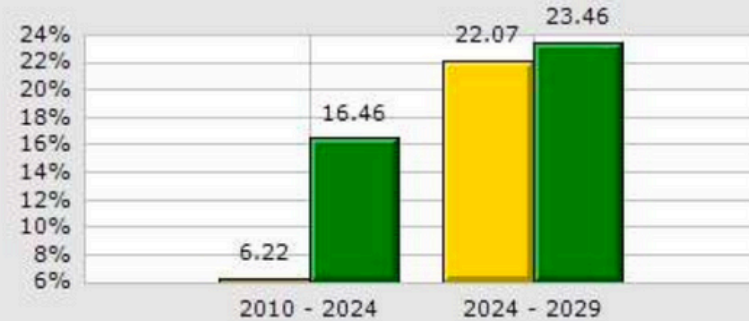
Type: **Class B Office**
County: **Montgomery**

 **1 Mile**
 **County**

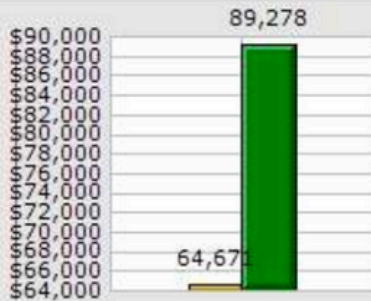
Population Growth



Household Growth



2024 Med Household Inc



2024 Households by Household Income

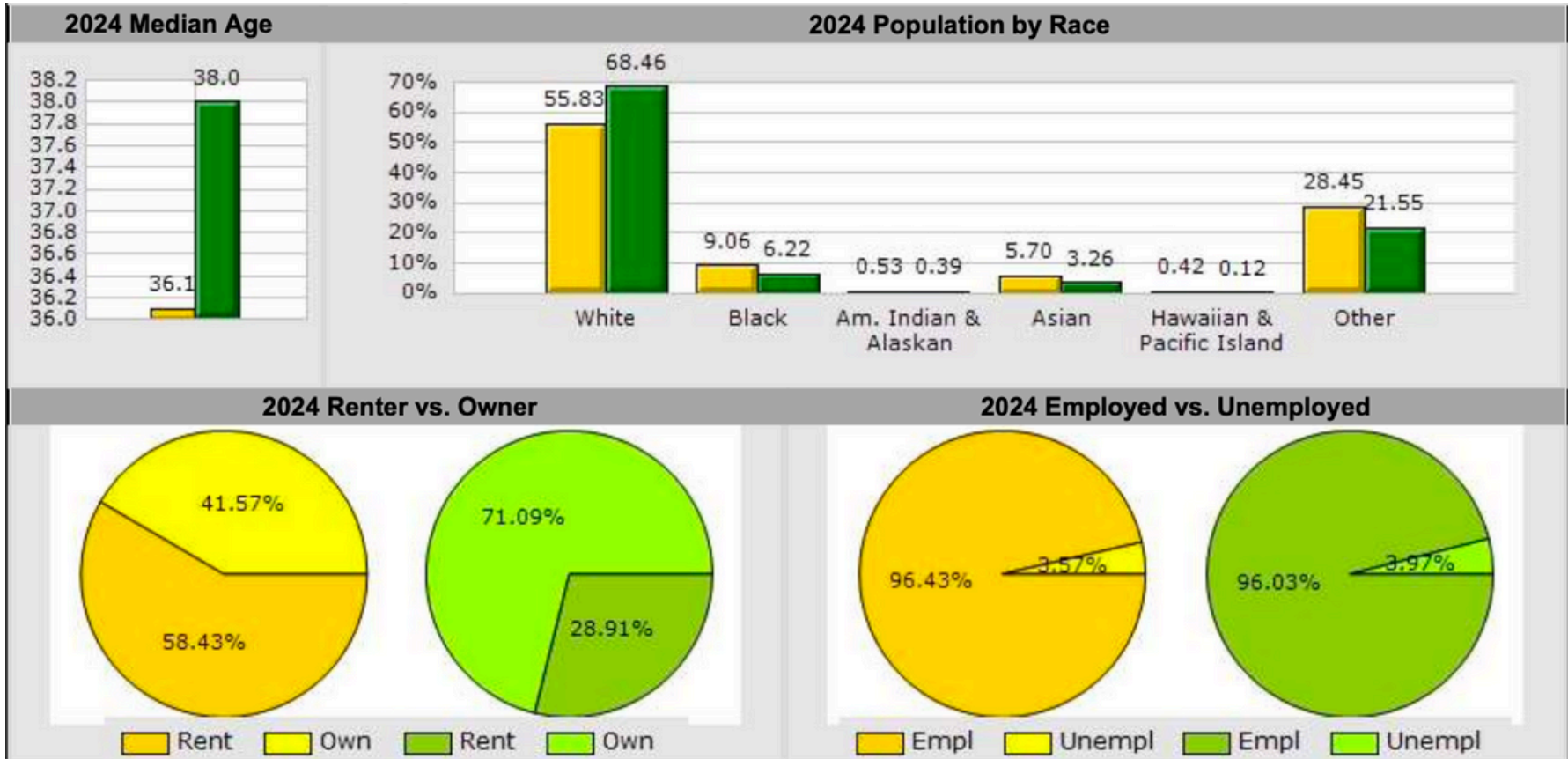


Demographic Market Comparison Report



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Building 4
350 Nursery Rd, Spring, TX 77380

Type: **Class B Office**
County: **Montgomery**

| | 1 Mile | | County | |
|--------------------------------|---------------|--------|----------------|--------|
| Population Growth | | | | |
| Growth 2010 - 2024 | 6.07% | | 16.27% | |
| Growth 2024 - 2029 | 21.89% | | 23.23% | |
| Empl | 6,447 | 96.43% | 352,802 | 96.03% |
| Unempl | 239 | 3.57% | 14,600 | 3.97% |
| 2024 Population by Race | | | | |
| | 12,990 | | 721,368 | |
| White | 7,252 | 55.83% | 493,818 | 68.46% |
| Black | 1,177 | 9.06% | 44,887 | 6.22% |
| Am. Indian & Alaskan | 69 | 0.53% | 2,792 | 0.39% |
| Asian | 741 | 5.70% | 23,549 | 3.26% |
| Hawaiian & Pacific Island | 55 | 0.42% | 877 | 0.12% |
| Other | 3,696 | 28.45% | 155,445 | 21.55% |

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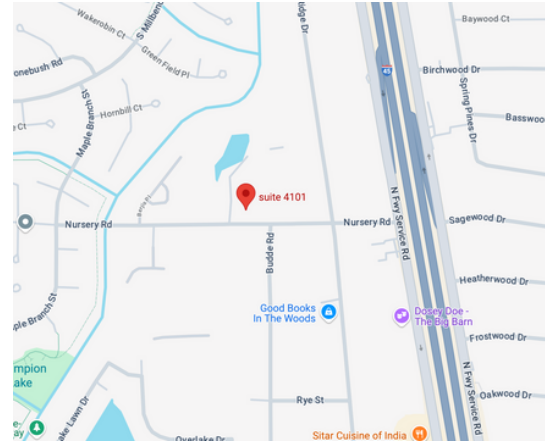
| Household Growth | | | | |
|-------------------------------------|--------------|--------|----------------|--------|
| Growth 2010 - 2024 | 6.22% | | 16.46% | |
| Growth 2024 - 2029 | 22.07% | | 23.46% | |
| Renter Occupied | 3,016 | 58.43% | 74,010 | 28.91% |
| Owner Occupied | 2,146 | 41.57% | 181,959 | 71.09% |
| 2024 Households by Household Income | | | | |
| | 5,163 | | 255,969 | |
| Income <\$25K | 880 | 17.04% | 32,962 | 12.88% |
| Income \$25K - \$50K | 1,009 | 19.54% | 36,939 | 14.43% |
| Income \$50K - \$75K | 1,096 | 21.23% | 40,125 | 15.68% |
| Income \$75K - \$100K | 589 | 11.41% | 31,444 | 12.28% |
| Income \$100K - \$125K | 532 | 10.30% | 24,641 | 9.63% |
| Income \$125K - \$150K | 250 | 4.84% | 20,206 | 7.89% |
| Income \$150K - \$200K | 376 | 7.28% | 26,465 | 10.34% |
| Income \$200K+ | 431 | 8.35% | 43,187 | 16.87% |
| 2024 Med Household Inc | \$64,671 | | \$89,278 | |
| 2024 Median Age | 36.10 | | 38.00 | |

Demographic Market Comparison Report



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MARKET HIGHLIGHTS

350 Nursery Rd in Spring, TX 77380 is part of the Grogan's Gate Professional Center, located just off Interstate 45 and near The Woodlands.

This office property offers various spaces for lease, including modern office condos equipped with amenities like meeting rooms, kitchens, and reception areas.

The location is highly strategic, with proximity to The Woodlands Town Center, making it a key spot for businesses looking for a professional environment in a growing commercial area. Convenient to residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|-------------|-----------------------|--------------|
| KWWD, LLC | 467749 | kirw22@kw.com | 281-364-1588 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Paula London | 658750 | Paula@kwwoodlands.com | 281-364-3793 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Luis Tamborrel | 466730 | luis@tamborrel.com | 281-364-1588 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date